

# Design Adjustment Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	<b>Project Name</b>		
	<b>Case Number</b>		
	<b>Transaction Number</b>		
<b>OWNER</b>	<b>Name</b>		
	<b>Address</b>		<b>City</b>
	<b>State</b>	<b>Zip Code</b>	<b>Phone</b>
<b>CONTACT</b>	<b>Name</b>		<b>Firm</b>
	<b>Address</b>		<b>City</b>
	<b>State</b>	<b>Zip Code</b>	<b>Phone</b>
<b>REQUEST</b>	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<a href="#">UDO Art. 8.3 Blocks, Lots, Access</a>		- See page 2 for findings
	<a href="#">UDO Art. 8.4 New Streets</a>		- See page 3 for findings
	<a href="#">UDO Art. 8.5 Existing Streets</a>		- See page 4 for findings
	<a href="#">Raleigh Street Design Manual</a>		- See page 5 for findings
	Provide details about the request; (please attach a memorandum if additional space is needed):		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

CHECKLIST	
Signed Design Adjustment Application	Included
Page(s) addressing required findings	Included
Plan(s) and support documentation	Included
Notary page (page 6) filled out; Must be signed by property owner	Included
First Class stamped and addressed envelopes with completed notification letter	Included

**Submit all documentation, with the exception of the required addressed envelopes and letters to**  
[designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

**Deliver the addressed envelopes and letters to:**  
 Development Services, Development Engineering  
 One Exchange Plaza, Suite 500  
 Raleigh NC, 27601

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>	<b>-</b>
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## **Article 8.3, Blocks, Lots, Access**

### **Administrative Design Adjustment Findings**



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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
- C. The requested design adjustment does not increase congestion or compromise Safety;
- D. The requested design adjustment does not create any lots without direct street Frontage;
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
  - 1. Topographic changes are too steep;
  - 2. The presence of existing buildings, stream and other natural features;
  - 3. Site layout of developed properties;
  - 4. Adjoining uses or their vehicles are incompatible;
  - 5. Strict compliance would pose a safety hazard; or
  - 6. Does not conflict with an approved or built roadway construction project
  - 7. adjacent to or in the vicinity of the site.

## **Article 8.4, New Streets**

### **Administrative Design Adjustment Findings**



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**The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:**

- A. The requested design adjustment meets the intent of this Article;
  
  
  
  
  
  
  
  
  
  
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
  
  
  
  
  
  
  
  
  
  
- C. The requested design adjustment does not increase congestion or compromise safety;
  
  
  
  
  
  
  
  
  
  
- D. The requested design adjustment does not create additional maintenance responsibilities for the City;
  
  
  
  
  
  
  
  
  
  
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and
  
  
  
  
  
  
  
  
  
  
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.

# Individual Acknowledgement



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

**INDIVIDUAL**

I, \_\_\_\_\_, a Notary Public do hereby certify that  
\_\_\_\_\_ personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(SEAL)

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Sight Distance Triangles**  
NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

**FEE IN-LIEU SIDEWALK**  
PER CITY OF RALEIGH, THE DEVELOPER SHALL BE RESPONSIBLE FOR FEE IN-LIEU PAYMENT FOR ADDITIONAL 1' OF SIDEWALK ALONG STREET FRONTAGE ALONG AVENT FERRY ROAD.

**WASTE SERVICES PICK UP PLAN**  
SOLID WASTE FOR EACH RESIDENCE WILL BE MANAGED THROUGH THE CITY OF RALEIGH WASTE MANAGEMENT PROGRAM. PER MEETING WITH JOSEPH ACOSTA, ROLL OUT REFUSE CONTAINERS ARE TO BE STORED BEHIND THE DUPLEX UNITS ON A 3.0' X 3.0' CONCRETE PAD. DURING DESIGNATED TRASH PICKUP DAYS ROLL OUT REFUSE CONTAINERS WILL BE ROLLED ALONG JOINT DRIVEWAY TO AVENT FERRY CURB FOR PICK UP BY WASTE SERVICES AND RETURNED IMMEDIATELY TO ORIGINAL LOCATION BEHIND UNITS AFTER PICKUP.

**HVAC EQUIPMENT LOCATION**  
PER SECTION 7.2.5.D.4 OF THE UDO DEALING WITH HVAC EQUIPMENT, THE HVAC EQUIPMENT SHALL BE SCREEN APPROPRIATELY AND SHALL BE LOCATED IN REAR OF UNITS

## LOT LINE LEGEND

- EXISTING PROPERTY LINE
- NEW RIGHT OF WAY LINE
- NEW LOT LINE

## INFILL DEVELOPMENT

PER SECTION 2.2.7 OF THE UDO DEALING WITH INFILL DEVELOPMENT, THIS SITE REQUIRES THESE RULES AND THE SITE DESIGN CONFORMS TO THESE INFILL RULES AS SHOWN.



## STORMWATER REQUIREMENTS

PER UDO SECTION 9.2.2.A.1.b.i - FOR STORMWATER COMPLIANCE, THE FOLLOWING ARE EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES

(b.i.) A STORMWATER LOT OF ANY SIZE, INCLUDING GRANDFATHERED LOTS THAT ARE RECOMBINED WITH OTHER GRANDFATHERED LOTS USED FOR ANY DETACHED HOUSE USED FOR SINGLE UNIT LIVING OR ANY ATTACHED HOUSE USED FOR TWO UNIT LIVING, INCLUDING ACCESSORY USES

NOTE: LOTS EXEMPTED AS NOTED SHALL BE SUBJECT TO ACTIVE STORMWATER MEASURES WHEN MAXIMUM IMPERVIOUS AREA OF THE LOT EXCEEDS THE LIMITS FOR EACH LOT IN SECTION 9.2.2.4. COMPLIANCE FOR EACH LOT WILL BE DETERMINED AT BUILDING PERMIT.

## IMPERVIOUS TABLE NEW LOT 1

NEW LOT 1 AREA	13,649 SF
CONCRETE DRIVE	2801 SF
CONCRETE SIDEWALK	531 SF
	2,448 SF

\*TOTAL IMPERVIOUS AREA 5,770 SF

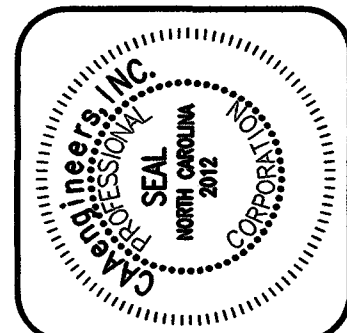
\*LOT 1 % IMPERVIOUS AREA 43% (SINCE LESS THAN 65% IMPERVIOUS AND LESS THAN .50 ACRES LOT SIZE, NO TREATMENT OR DETENTION REQUIRED)

## IMPERVIOUS TABLE NEW LOT 2

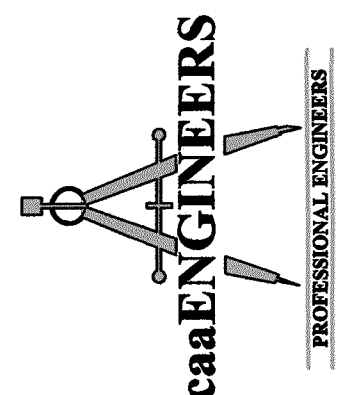
NEW LOT 2 AREA	15,040 SF
CONCRETE DRIVE	2,799 SF
CONCRETE SIDEWALK	526 SF
BUILDING	2,448 SF

\*TOTAL IMPERVIOUS AREA 5,773 SF

\*LOT 2 % IMPERVIOUS AREA 39% (SINCE LESS THAN 65% IMPERVIOUS AND LESS THAN .50 ACRES LOT SIZE, NO TREATMENT OR DETENTION REQUIRED)



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C-2151



NO.	DATE	REVISION/DESCRIPTION	BY	CHKD.
1	12/18/2017	REVISION PER CITY	By	By
2	03/02/2018	REVISION PER CITY	By	By
3	03/02/2018	Comment	By	By
4		Comment	By	By
5		Comment	By	By
6		Comment	By	By
7		Comment	By	By
8		Comment	By	By
NO.	DATE	REVISION/DESCRIPTION	BY	CHKD.

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

**SITE AND STAKING PLAN**  
Centennial Bend  
Centennial Bend, LLC  
2721 Avent Ferry Rd, Raleigh NC, 27606

Job No. 3501  
Dwg No. C-3